

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 EST. POPULATION	24,051	202,537	461,080
2026 PROJECTED POPULATION	24,119	209,606	480,991
2021 EST. DAYTIME POPULATION	10,040	109,988	335,546
2021 EST. AVG HH INCOME	\$73,261	\$89,998	\$101,634
2021 EST. HOUSEHOLDS	9,173	81,960	197,547
2021 EST. BUSINESSES	533	6,848	23,657

TRAFFIC

HAVANA STREET
41,000 VEHICLES PER DAY

ALAMEDA AVENUE
35,000 VEHICLES PER DAY



ARGENTA LAND

333 Havana Street // Aurora, CO 80010

RETAIL FOR LEASE



HIGHLIGHTS

NEW CONSTRUCTION RETAIL AND RESTAURANT SPACE AVAILABLE FOR LEASE.

UP TO 1,000 - 16,495 SF AVAILABLE.

FANTASTIC VISIBILITY TO HAVANA ST. (34,000 VPD).

ARGENTA RESIDENTIAL CONSTRUCTION IS UNDERWAY WITH 86 TOWNHOMES AND 200 APARTMENTS. CONDO UNITS ARE SCHEDULED FOR COMPLETION IN 2022.

DELIVERY Q4 2022.

ASKING RENT: \$28.00 - \$30.00 / SF

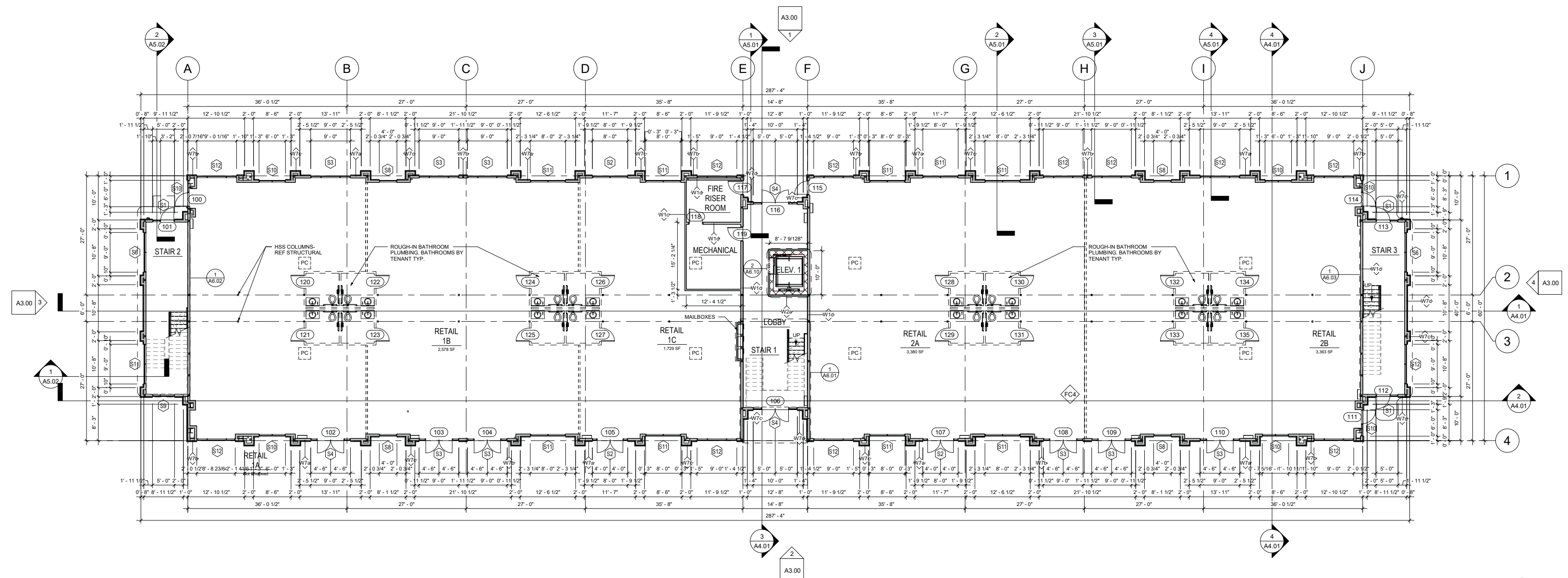
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1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

